



Plan Commission Minutes
March 16, 2020 at 7:00 p.m.
City Hall Council Chambers

Members Present: Messrs. Larsen, Granlund, Seymour, Pederson, Gragert and Brenholt
Ms. Christopherson and Dr. Wolfgram

Staff Present: Messrs. Petrie, Ivory and Ms. Ness

The meeting was chaired by Mr. Larsen

1. Postponed by the Plan Commission from the March 2nd meeting
Rezoning (Z-1665-20) – TC-3 to C-3P
Site Plan (SP-2013) – Commercial Building – Kwik Trip

Mr. Petrie presented a request to recommend approval of rezoning the property from TC-3 to C-3P and to adopt the general development plan with a site plan for commercial building, for a Kwik Trip located at 3801 Gateway Drive. The area was annexed into the city in 1990 and the owners at the time did not want to sell to Walmart. He noted that the proposed development is for a +/- 8,303 square foot building for the convenience store with fuel and a car wash. The store will have two driveways on Gateway Drive and a shared access with the existing Walmart parking lot.

Ms. Ness presented information about the traffic impact analysis (TIA) for this proposed development. She noted the goal of the TIA is to indicate the traffic impacts of the development under average traffic conditions and to identify any improvements needed within the area. WisDOT, Eau Claire County and the City are currently working with a consultant to complete the analysis and recommendations for the Golf Road system.

Scott Teigen with Kwik Trip, Inc. noted that this project fits a gap within their stores with the closest store on Golf Road. He noted the proposed store is a larger footprint than the typical Kwik Trip and that the site will have bicycle parking.

Arne Kleven with Kleven Real Estate noted he was the listing agent for this property and the owners would like to sell the property because the maintenance has been problematic for the family.

Mr. Seymour moved to recommend approval of the rezoning and site plan with staff conditions. Seconded by Mr. Granlund and motion carried.

2. Rezoning (Z-1666-20) – TR-1A & R-1 to R-1 & R-2P
Preliminary Plat (P-4-20) – Walnut Grove

Mr. Petrie presented a request to recommend approval of rezoning TR-1A & R-1 to R-1 & R-2P for single family and twin home development and to approve the preliminary plat for Walnut Grove for property located north of Aspen Ridge Drive and west of County Road F. This property was annexed into the city on January 28th. The project proposed is for 89 total lots with 61 lots for single-family development and 28 lots (14 structures) for twin home development. The Comprehensive Plan identifies this area as low density residential. The proposal is considered low-density residential by definition in the Comprehensive Plan.

The preliminary plat shows the layout of the streets and lots. The primary access is to extend Caden Court onto County Road F, which has been reviewed by Chippewa County and appears their Highway Department will allow this access. The final plat and developer's agreement will be reviewed at a later date.

Cody Filipczak, owner of C&M Home Builders noted the success of Camden Place, in particular to the twin homes, and making the homes more affordable. He noted this project has been in the planning for a few years and would prefer a mixture of housing types similar to other projects his company has done. He noted that he went to the surrounding neighbors prior to the public hearing of the proposed development.

Mai Neng Swanson, 6385 Aspen Ridge Drive spoke about concerns of her children and the amount of traffic with the new development. She thought twin homes should not be proposed behind her home.

Bob Lewis, 6377 Aspen Ridge Drive thought that twin homes did not fit into the area and thought they should be proposed somewhere else in the community.

Wayne Nehring, 1346 Caden Court spoke about the saturation of twin homes along Jeffers Road on the north side may become a problem in the future with the structures becoming rentals.

Sean Bohan with Advanced Engineering Concepts talked about the depth of the proposed lots, in particular the twin home lots. He noted that the proposed lots are much larger than the existing twin homes to the southwest.

Dr. Wolfgram moved to recommend approval of the rezoning and preliminary plat with the conditions noted in the staff report. Ms. Christopherson seconded and motion carried.

3. Conditional Use Permit (CZ-2001) – Ground Floor Dwelling Units, Off-street parking lot
Site Plan (SP-2011) – 2-story mixed use building

Mr. Petrie presented a request to approve a conditional use permit for ground floor dwelling units within a CBD-P zoning district located at 328 Water Street and off-street parking within a RM zoning district located at 325 Chippewa Street and to approve the site plan for a two-story mixed-use building. This conditional use permit and site plan was denied by the Plan Commission at its November 18th meeting. The proposed site plan is for ground floor commercial space, with residential on the back portion and second floor residential. The proposed redevelopment of the site is for mixed-use development. The parking is located at the rear of the building and a parking lot on Chippewa Street. The two conditional use permits are reviewed with the Water Street Commercial District Plan and zoning code.

The Historic Randall Park Neighborhood Association voted to approve the redevelopment of the property, and the Water Street BID supported the project.

Joe Miller, with Investment Realty, spoke about the proposed project and is working with WHEDA to have the two ground-floor dwelling units for affordable housing. He noted that the residential area on the ground floor makes the building economically feasible.

Mr. Pederson moved to approve the conditional use permit and site plan with the conditions noted in the staff report. Mr. Brenholt seconded and the motion carried.

4. Conditional Use Permit (CZ-2002) - Two detached accessory structures

Mr. Petrie presented a request to approve a conditional use permit for two detached accessory structures in excess of the accessory use standards for a property located at 5132 Rivercrest Drive. The parcel is approximately 1.47 acres in size. The proposed garages are approximately 30' x 40' (1,200 square feet) and approximately 14' x 30' (420 square feet). The existing attached garage is approximately 1,210 square feet in size. The total garage area would be

2,830 square feet. This subdivision is larger than the typical single-family lots within the community and this area has seen other similar requests in the past.

Scott Burkart, 5132 Rivercrest Drive, owner of the property noted that he has two antique firetrucks that are currently in storage which would fit into the larger detached and he noted the smaller proposed garage is for his wife's arts and crafts.

Mr. Pederson moved to approve the conditional use permit. Mr. Seymour seconded and the motion carried.

5. Mr. Granlund abstained from this agenda item

Site Plan (SP-2015) - 7-unit apartment

Mr. Petrie presented a request to approve a site plan for a 7-unit apartment building located at 1566 Ball Street. The proposed apartment building will be two-stories with a 32' x 80' footprint with 7 dwelling units, of which 6 are one-bedroom and one-bathroom. The seventh unit is a two-bedroom with 1.5 bathrooms. The parking requirement for this proposed development is eight stalls, the site plan shows ten stalls.

The proposed elevations are shown on the building plans and appear to lack detail and architectural features. Staff is concerned about the west elevations having no windows proposed for natural lighting. The Plan Commission may require more architectural features and windows if necessary. The bicycle parking is noted on the rear entrance, but appears to be within the vehicle path of the last parking stall and should be relocated.

Nick Semling, Countried Investments spoke about the proposed apartment noting that the rent levels will be affordable and the sizes of the proposed are smaller than those apartments throughout the community.

Dr. Wolfram moved to approve the site plan with staff conditions. Mr. Brenholt seconded.

The Plan Commission held a discussion about the proposed apartments. Mr. Gragert moved to amend the motion to add a window to the west elevation and a sidewalk connection from the rear of the building to Holm Avenue. Mr. Pederson seconded and the motion.

The original motion was moved and the motion carried.

6. Trail Easement – Marquette Street

Ms. Ness presented a request for a trail easement on Marquette Street, between Starr Avenue and Western Avenue. She noted that the parcels are owned by Northern States Power Company and the easement request is to address relocation and improvements to the existing City multi-use trail connection of Marquette Street.

No one spoke to this agenda item.

Mr. Seymour moved to recommend approval of the trail easement. Mr. Pederson seconded and the motion carried.

7. Informational

A. 5-year Comprehensive Plan Review

Mr. Ivory discussed the Comprehensive Plan 5-year review which provides an opportunity to review and update the Implementation Chapter of the 2015 Comprehensive Plan. He suggested a review process that would involve a citizen task force that would hold a series

of three public meetings. In addition, the task force would form subcommittees, each assigned to review three to four chapters from the Comprehensive Plan. Public input would be encouraged at all the meetings. Mr. Ivory also suggested that the Plan Commission schedule a work session to discuss details of the update process. Work on the update is anticipated to start in late summer or early fall. It was the consensus of the Commission to proceed with the review as presented by Mr. Ivory.

B. Land Use Discussion

Mr. Petrie presented about light manufacturing and production in C-3 as a potential land use. He noted the city staff received a letter from a local business owner, Steve Dye of Senasys, who has been recently seeking to consolidate his operations into a single location. Currently, the Zoning Code does not permit one of his business operations within the existing C-3 zoning district. Staff is looking for direction on this proposed land use change. The Plan Commission held a discussion and noted similar land uses with existing buildings such as Artisan Forge and Banbury Place. It was the consensus of the Commission to have staff draft options for discussion that would allow a light manufacturing operation in a C-3 district either by conditional use permit or based on a set of operational standards.

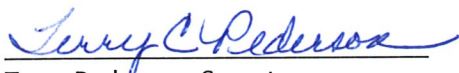
C. Code Compliance Items. None.

D. Future Agenda Items. Mr. Larsen asked about future meetings given the COVID-19 situation. Mr. Ivory noted that staff will be discussing this issue moving forward and will let the Commission know.

E. Additions or Corrections to Minutes. None.

8. Minutes

The minutes of the meeting of March 2, 2020 were approved.



Terry Pederson, Secretary